

**DEPARTMENT OF VETERANS AFFAIRS (VA) SEEKING EXPRESSIONS OF INTEREST FOR 30,100
NET USABLE SQUARE FEET OF OUTPATIENT CLINIC SPACE IN BAKERSFIELD, CALIFORNIA**

Notice: This is not a solicitation for offer, nor a request for proposals. VA will not pay for any costs incurred as a result of this advertisement. Respondents are advised that the VA assumes no responsibility to award a lease based upon responses to this advertisement.

Contracting Office Address:

Hong Hitchings, Lease Contracting Officer, United States Department of Veterans Affairs (VA), Office of Construction & Facilities Management (003C1E), 425 Eye Street, NW, Washington, DC 20001

Description:

VA seeks to lease approximately 30,100 net usable square feet (NUSF) of space (or approximately 40,644 rentable square feet) and 203 parking spaces in Bakersfield, CA, for use as an outpatient clinic. VA will consider existing building space and land for new construction. NUSF is generally defined as the space remaining once common areas, lessor areas, and areas required by code are deducted from the rentable square feet of the facility. NUSF does not include areas such as stairs, mechanical and utility rooms, ducts, shafts, vestibules, public corridors and public toilets required by local code. A detailed definition will be provided by VA, should a solicitation for offers or request for proposals be issued for this project.

Existing Space:

Space in an existing building must be located on a contiguous ground floor. The building must be able to comply with the Americans with Disabilities Act and meet certain security requirements as set forth in the Interagency Security Committee Standards and Best Practices (<http://www.dhs.gov/interagency-security-committee-standards-and-best-practices>) and be able to comply with recommendations established for Federal facilities by the Department of Justice, Vulnerability Assessment, dated June 28, 1995 (<https://www.ncjrs.gov/pdffiles1/Digitization/156412NCJRS.pdf>).

Land:

Complying with all local laws, rules and regulations, the land must be of sufficient size and proportion to provide minimum security setbacks of twenty-five (25)' feet and to accommodate space on a contiguous ground floor. The completed building must a) comply with Architectural Barriers Act Accessibility Standards, b) meet security requirements as set forth in the Interagency Security Committee Standards and Best Practices (<http://www.dhs.gov/interagency-security-committee-standardsand-best-practices>), and c) be able to comply with recommendations established for Federal facilities by the Department of Justice, Vulnerability Assessment, dated June 28, 1995 (<https://www.ncjrs.gov/pdffiles1/Digitization/156412NCJRS.pdf>). Preference will be given to proximity to public transportation.

Parking Requirements:

On-site parking must 1) be dedicated for the exclusive use of VA; 2) be fully compliant with local laws, rules and regulations; and 3) provide a minimum of 203 spaces. Parking under the facility is prohibited for new construction. Parking spaces shall be handicapped designated in accordance with local code. All spaces shall be sized in

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accordance with design standards as described in the VA Lease Based Outpatient Clinic Design Guide (www.cfm.va.gov/til/dGuide.asp). The parking area must meet all requirements of Architectural Barriers Act Accessibility Standards (ABAAS) (available at www.gsa.gov).

Delineated Area:

To receive consideration, submitted properties must be located within the following delineated area or must directly front the boundaries:

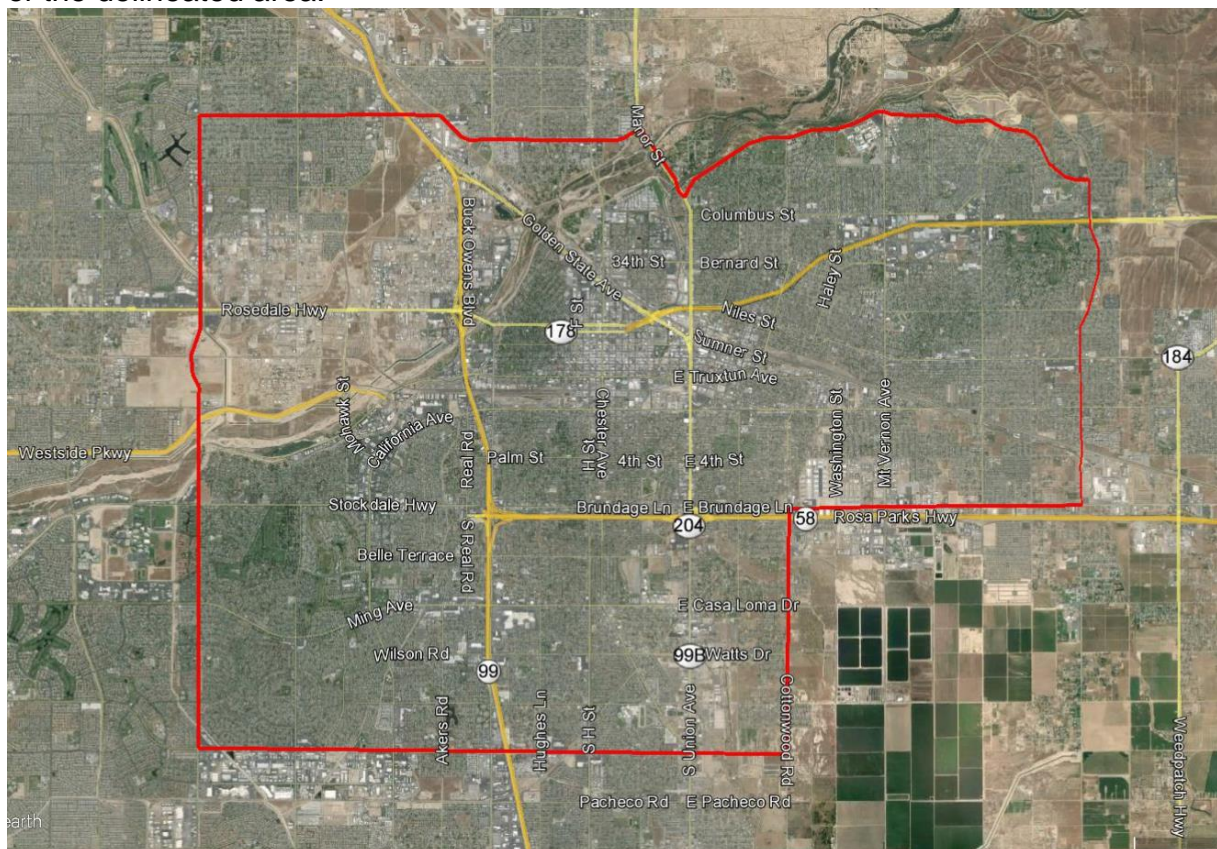
West: Starting at the intersection of Gosford Road and White Lane, head north to where Gosford Road becomes Coffee Road, continue north to Olive Drive.

North: East on Olive Drive, southeast on Roberts Lane, southeast on Manor Street and then northeast on Panorama Drive to Fairfax Road.

East: South on Fairfax Road to E. Brundage Lane, west on E. Brundage Lane and then south on Cottonwood Road to E. White Lane.

South: West on E. White Lane which becomes White Lane, to intersection with Gosford Road.

The following map of the delineated is provided for further clarification of the boundaries of the delineated area.



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Lease Term:

This will be a full-service lease contract with a lease term of up to twenty (20) years.

Submission Requirements:

Properties must be identified in accordance with the following two categories:

1. Existing Building, or
2. Land to be fully developed and space constructed by the submitting party in accordance with VA requirements ("One-step").

Please submit the following basic information and descriptions pertaining to the building or land you propose for consideration by VA. VA's assessment of your building or land will be solely dependent on the information you provide. **VA reserves the right to eliminate a property that fails to provide sufficient information.**

All submissions should include the following information:

- (1) Name of owner.
- (2) Address and tax parcel number of building or land.
- (3) Location on map demonstrating the building or land is in the delineated area.
- (4) Description of ingress/egress to the building or land.
- (5) A statement that the building or land is currently zoned for medical and medical office use.
- (6) Description of the uses of adjacent property.
- (7) FEMA map evidencing that the property lies outside the 100-year floodplain
- (8) A narrative and map describing proximity of the building or land to the nearest bus and/or train stop, and major transportation routes
- (9) Property owners must provide evidence of ownership. Non-owners (e.g., prospective developers/lessors) submitting a building or land must provide evidence of permission or authority granted by property owner to submit the property to VA for its consideration.
- (10) Any information related to title issues, easements or restrictions on the use of the building or land.
- (11) A description of any planned land development or construction that will affect the site, including neighboring projects and road/utility line construction.

For Existing Buildings:

- (1) Building name, address and age.
- (2) Building location identified on map demonstrating the building is within the delineated area.
- (3) Building size in total rentable and usable square feet.
- (4) Minimum total net usable square footage that can be provided.
- (5) Site plan depicting the building and parking.
- (6) Floor plan of proposed space.
- (7) Identification of on-site parking to be dedicated for VA's use.

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- (8) Other building tenants, if applicable.
- (9) Date the space would be available to accept tenant improvements.

For Land Sites provide the following additional information:

- (1) Size of parcel, amount (or range) of developable acreage offered, and an indication of how the site addresses the requirements described in this advertisement.
- (2) Site plan, boundary and topographic surveys and plat map of the site indicating the location and address of the parcel offered.
- (3) Map or site plan showing include location of utilities, easements, adjacent roads, and any information regarding issues that may affect the potential development of the parcel.

Market Survey:

VA will conduct a market survey to evaluate all properties submitted in response to this requirement that meet VA's minimum criteria. The Contracting Officer will make an initial evaluation to determine if the offered building/site meets VA's criteria as listed within this advertisement. If the building/site meets VA's criteria, the VA market survey team will evaluate properties as follows:

- 1. Existing Buildings will be scored as Pass or Fail in accordance with VA market survey criteria.
- 2. One-step land will be scored as Pass or Fail in accordance with VA market survey criteria.

Interested Offerors (owners, brokers, or their legal representatives) should submit Expressions of Interest electronically no later than 4:00 p.m. EST on October 24, 2016 to VA's real estate representative's below:

JLL
1850 Towers Crescent Plaza, Suite 300
Vienna, VA 22182
Telephone: 703-485-8736
Bill Craig, bill.craig@am.jll.com

Pre-Solicitation Announcement:

Should VA elect to follow a One-step procurement, prior to issuing a Solicitation for Offers, VA will publish a list of sites that it has determined to be acceptable as a result of the Market Survey. VA will also publish the contact information of each acceptable site's owner or owner's agent. Making this information available is intended to increase competition amongst developer-offerors and sites. VA will not publish a pre-solicitation announcement for a procurement of existing buildings.

RESPONDENTS ARE ADVISED THAT THE VA ASSUMES NO RESPONSIBILITY TO
AWARD A LEASE BASED UPON RESPONSES TO THIS ANNOUNCEMENT and THE

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**GOVERNMENT WILL PAY NO MORE THAN THE APPRAISED FAIR MARKET VALUE
FOR LAND AND FOR RENTAL SPACE.**

This announcement may be found at www.fbo.gov